

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND ZONING VARIANCE - NW/Corner \* ZONING COMMISSIONER  
Mace Avenue and Townsend Road \* OF BALTIMORE COUNTY  
(300 Mace Avenue) \*  
15th Election District \*  
6th Councilmanic District \* Case No. 93-223-SPH  
Connelly Funeral Home  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and a Petition for Zoning Variance filed by the owner of the subject property, Connelly Funeral Home, by Gregory Connelly. The Petitioner requests a special hearing to approve an expansion of the special exception area granted in prior Case No. 5291 to include the adjoining property, as approved in Reclassification Case No. R-82-198-SPH; an amendment to the previously approved site plans in Case Nos. R-82-198-SPH, 5291 and 76-249-A accordingly; to approve a garage in the R.O. zoned portion of the combined properties as an accessory structure; and to confirm the location and number of parking spaces to be provided as being in compliance with current zoning regulations. The Petitioner also requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.8.B.2(b) and (c) to permit a garage in the R.O. zoned portion of the site for the storage of vehicles related to the funeral home operation on the adjoining property zoned D.R. 5.5 as an accessory structure, or, in the alternative, a variance from Section 1801.2.C.1a to permit side yard setbacks of 5 feet each in lieu of the required 20 feet and a rear yard setback of 5 feet in lieu of the required 30 feet for a proposed non-residential, principal building (garage) located in the D.R. zone; and a variance from Sections 1801.2.C.1a and 301.1A to permit an

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

open projection (canopy) to be located 0 feet from the front property line in lieu of the required 30 feet, all as more particularly described on Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner were Gregory Connelly and R. Terry Connelly, co-owners of the subject property, and William P. Monk, Land Planning and Zoning Consultant. Also appearing as an interested party was Keith Link with the Baltimore County Bureau of Traffic Engineering. There were no Protestants at the hearing.

Testimony indicated that the subject property, known as 300 Mace Avenue, consists of a total area of 50,037 sq.ft., more or less, of which approximately 30,000 sq.ft. is zoned D.R. 5.5 and the remaining 20,037 sq.ft. is zoned R.O. The D.R. 5.5 zoned portion of the site, identified as Parcel 1 on Petitioner's Exhibit 1, is improved with a two-story dwelling in which the first floor is used as a funeral home and the second floor is used as a single family residence that is occupied by the family. The R.O. zoned portion of the site, identified as Parcel 2, is improved with a macadam parking lot which extends the length of the property from Mace Avenue to the rear property line and across the back of the lot behind the existing dwelling. Said property is located at the intersection of Mace Avenue and Townsend Road in the Essex area of Baltimore County. On the north and west sides of the property exist residential properties. To the east and south sides of the subject site, across Mace Avenue and Townsend Road, are commercial retail uses.

As to the history of the business, the Connelly Funeral Home has been in existence since 1924 and has operated from the subject property since 1961. In terms of the property's zoning history, Case No. 5291 approved a special exception in 1961 to use the D.R. 5.5 zoned portion of

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 2 -

the property, identified as Parcel 1 on Petitioner's Exhibit 1, as a funeral home. In 1976, Case No. 76-249-A, granted a variance to permit a distance from the front property line of 13 feet. More recently, in Case No. 82-198-SBA, the County Board of Appeals granted a reclassification of Parcel 2 of the subject property to R.O. for a parking lot with a documented parking plan. The Petitioner is now desirous of expanding the funeral home operation with a 2,090 sq.ft. addition on the south side of the existing structure to provide administrative offices on the site, and a 30' x 40' canopy on the front of the building to provide shelter for its patrons during inclement or uncomfortable weather. The Petitioner also proposes to construct a 50' x 40' garage in the northeast corner of the R.O. zoned portion of the site to provide storage for those vehicles used in the business. All of the relief requested is more particularly shown on Petitioner's Exhibit 1.

As previously stated, a special exception for use of Parcel 1 of the subject property as a funeral home was approved in prior Case No. 5291. The special exception use was never expanded to include Parcel 2, notwithstanding the County Board of Appeals case granted the reclassification of Parcel 2 to R.O. to permit parking on that portion of the site. Clearly, the use of Parcel 2 since 1982 has been devoted specifically to parking. Based on a physical inspection of the property, there is no delineation between the two parcels and their uses. The special hearing to expand the special exception use and to amend the previously approved site plans accordingly should be granted to make consistent the entire use of the property as a funeral home operation.

As to the special hearing relief sought for the proposed garage, a definition of the term "accessory structure" is in order. Section 101

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 3 -

of the B.C.Z.R. defines an "accessory structure" as: "A use or structure which (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure; and, (d) contributes to the comfort, convenience and necessity of occupants, business or industry in the principal use or structure served..."

Clearly, the garage proposed meets the definition of accessory structure here. The proposed garage will serve the business which lawfully exists on the property, it is subordinate in area, extent and purpose, is located on the same lot, and in fact, contributes to the convenience and necessity of the business. The garage as proposed is definitely an accessory structure and should therefore be granted approval as such.

As to the special hearing relief requested concerning the parking provided on the property, there was substantial testimony at the hearing by both the Petitioners and Mr. Link with the Bureau of Traffic Engineering regarding the parking arrangement and traffic flow on the property. The Bureau of Traffic Engineering requested that a parking plan different from that currently provided be implemented. Specifically, it was suggested that the angled spaces to the rear of the site be realigned to provide a one-way drive aisle exiting the property and that there be no vehicular access from the 20' wide entrance from the rear/west side of the property off of Townsend Road. There was significant testimony presented by both the Petitioners and Mr. Link regarding this alternative. In my view, the parking plan suggested by the Bureau of Traffic Engineering is not a viable alternative for the use on this property. It is to be noted that unlike almost any other use, the parking needs in this particular instance are

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 4 -

unusual. Unlike retail, commercial uses, the nature of the subject business often requires on-hand management and direction of vehicular traffic on this site. That is, having been at this location since 1961, the Petitioners have adopted a workable and formal system for funeral services conducted on this property. The system basically allows for the circulation of vehicles in a clock-wise fashion starting from the rear entrance to the site off of Townsend Road around the existing building to the front of the property, then exiting at the front entrance to the site onto Townsend Road after picking up clientele from the front of the building. The Petitioners will often have employees directing the flow of traffic off the site. Because of the nature of a funeral home operation and because I am persuaded that the Petitioners know their business best after years of operation from this location, I will not require the Petitioners to adopt the alternative parking/travel flow arrangement as suggested by the Bureau of Traffic Engineering. As such, the special hearing relief requested as to the location and number of parking spaces provided shall be granted. It is to be noted, however, that four spaces will be eliminated due to the proposed addition, leaving a total of 72 parking spaces, which is still, in my view, sufficient to accommodate the parking needs of this business.

Turning to the variances requested, it should be noted that the Petitioners enjoy the support of their neighbors, pursuant to the letters I received in favor of the relief requested. Further, the Office of Planning and Zoning recommended approval of the relief requested. Because I have granted the special hearing to approve the proposed garage as an accessory structure, the alternative relief sought from Section 1801.2.C.1a is moot, and the variance from Section 409.8.B.2(b) and (c) will be granted.

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 5 -

It should be noted however, that the Petitioners stated at the hearing that the area around the garage, which shows a 5-foot setback from the side and rear property lines on Petitioner's Exhibit 1, will be used to provide landscaping. I am concerned that the proposed 5-foot strip of land will be insufficient to accommodate viable landscaping. At the hearing, the Petitioners testified that they could reduce the building to a dimension of 46 feet deep by 36 feet wide and still meet their needs. Therefore, I am inclined to reduce the size of the building to allow an increased area immediately adjacent to the structure for screening and buffering and will so Order.

In consideration of landscaping for the subject property, the site plan generally shows an existing line of plantings along the rear portion of the site (west side) between the parking lot and the residential properties on Townsend Road which appear to be an appropriate buffer. On the northern property line, between the parking lot and the dwellings on Mace Avenue, there is a line of evergreen trees which appear to effectively shield the adjoining properties from the site. Additional landscaping is also shown on the front portion of the site, adjacent to Mace Avenue and some boxed plantings are proposed at the front-end of the canopy at the building entrance. In my view, the landscaping provided effectively screens the property from adjoining uses and is appropriate.

As to the variance for the canopy, I believe the relief requested should be granted. The canopy will not block site distance to and from this site as it merely provides a roof to shield patrons during inclement or uncomfortable weather. There are no walls to block air and/or light it provides a needed service to patrons visiting the funeral home.

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 6 -

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variances, as modified, are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 7 -

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance relief, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of March, 1993 that the Petition for Special Hearing to approve an expansion of the special exception area granted in prior Case No. 5291 to include the adjoining property, as approved in Reclassification Case No. R-82-198-SPH, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve an amendment to the previously approved site plans in Case Nos. R-82-198-SPH, 5291 and 76-249-X to incorporate the relief granted herein, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve that the proposed garage in the R.O. zoned portion of the site is an accessory structure, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to confirm the location and number of parking spaces to be provided as being in compliance with current zoning requirements, be and is hereby GRANTED.

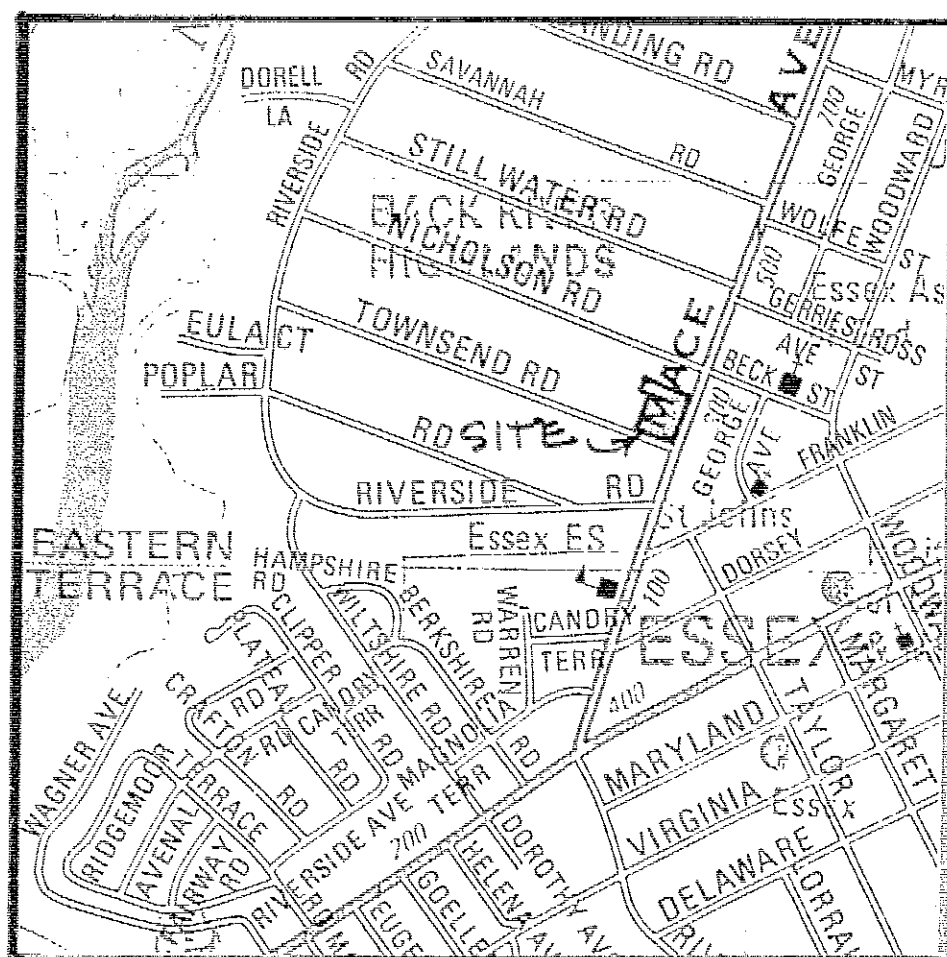
IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.8.B.2(b) and (c) to permit a garage for the storage of vehicles related to the funeral home operation as an accessory structure, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Sections 1801.2.C.1a and 301.1A to permit an open projection (canopy) to be located 0 feet from the front property line in

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

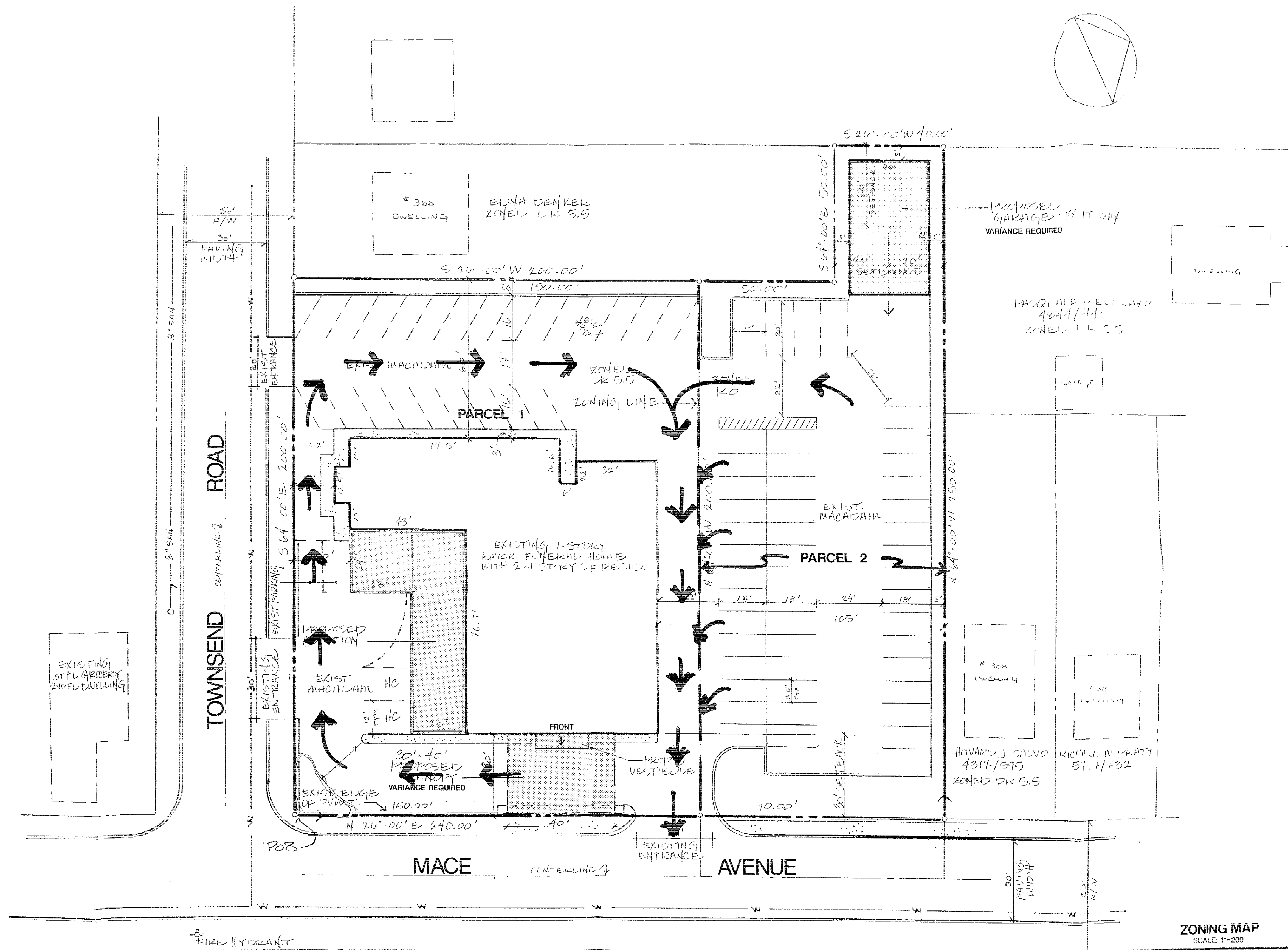
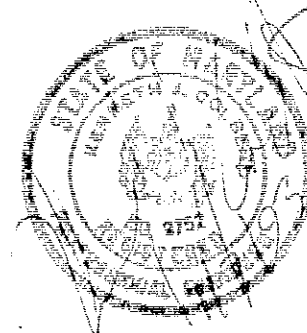
- 8 -



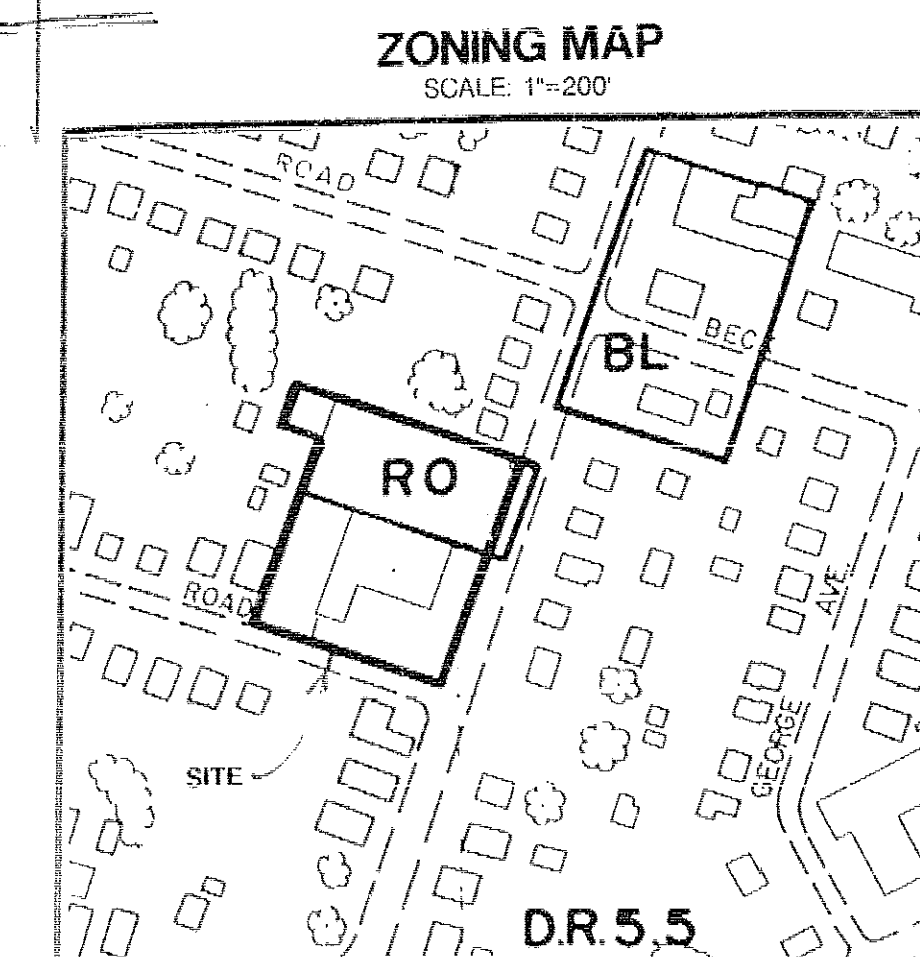


VICINITY MAP  
SCALE: 1"=1000'

- NOTES:
- 1) ZONING: EXISTING - DR 5.5 (PARCEL 1) & RO (PARCEL 2)  
PROPOSED - NO CHANGE
  - 2) LOT AREA: FUNERAL HOME (AREA ZONED DR 5.5) = 30,000 SQ. FT. +/-  
PARKING LOT (AREA ZONED RO) = 20,037 SQ. FT. +/-  
TOTAL = 50,037 SQ. FT. +/-
  - 3) EXISTING USE: FUNERAL HOME AND PARKING LOT
  - 4) PROPOSED USE: NO CHANGE
  - 5) BUILDING SETBACKS: REQUIRED PROVIDED  
FRONT - 10' 0' (NEW CANOPY - VARIANCE REQUIRED)  
INTERIOR SIDE - 20' 105' (VARIANCE REQUIRED)  
REAR - 30' 60'  
STREET CORNER SIDE - 35' 13' (VARIANCE APPROVED CASE # 76-249X)
  - 6) BUILDING AREA: EXISTING - 9,032 SQ. FT.  
PROPOSED ADDITION - 5,090 SQ. FT.  
TOTAL - 14,122 SQ. FT.
  - 7) PARKING: REQUIRED - 21 SPACES: BASED UPON THE PROPOSED BUILDING EXPANSION A SPECIAL HEARING TO CONFIRM ZONING COMPLIANCE FOR THE EXISTING FUNERAL HOME PARKING (LOCATION AND NUMBER OF SPACES) IS PART OF THIS APPLICATION.  
10 PER 1000 SQ. FT. OF FLOOR SPACE AVAILABLE FOR USE BY THE PUBLIC, PLUS 1 PER 2 EMPLOYEES, PLUS 1 PER EACH VEHICLE USED IN CONNECTION WITH THE BUSINESS.  
ADDITION = 1540 SQ. FT. @ 10 PER 1000 = 16  
4 EMPLOYEES @ 1 PER 2 EMPLOYEES = 2  
3 VEHICLES = 3  
PROVIDED - 76 SPACES TOTAL - 21
  - 8) UTILITIES: SEWER - PUBLIC  
WATER - PUBLIC
  - 9) SPECIAL HEARINGS:  
A) A SPECIAL HEARING TO EXPAND THE SPECIAL EXCEPTION AREA (AS APPROVED FOR THE FUNERAL HOME) BEYOND THAT AS ORIGINALLY GRANTED PER SPECIAL EXCEPTION CASE # 5291 TO INCLUDE THE ADJOINING PROPERTY AS APPROVED PER CASE # R-82-198 SPH.  
B) A SPECIAL HEARING TO AMEND THE APPROVED PLANS PER CASE # R-82-198 SPH, 5291 & 76-249 X.  
C) A SPECIAL HEARING FOR THE OVERALL PLAN TO PERMIT A GARAGE AS AN ACCESSORY STRUCTURE IN THE RO ZONED PORTION OF THE COMBINED TRACTS.
  - 10) VARIANCE:  
A) A VARIANCE FROM SECTION 409.8.B.2 (b & c) TO PERMIT A GARAGE FOR THE STORAGE OF VEHICLES RELATED TO THE FUNERAL HOME OPERATION, OR IF THE ALTERNATIVE, IF THE GARAGE IS NOT CONSIDERED AS AN ACCESSORY STRUCTURE, A VARIANCE FROM SECTIONS 1901.2.C.1. (a) TO PERMIT A SIDE YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 20' AND A REAR YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 30' FOR NON-RESIDENTIAL, PRINCIPAL BUILDINGS (GARAGE) IN DR ZONES.  
B) A VARIANCE FROM SECTION 1901.2.C.1. (a) & 301.1.A TO PERMIT AN OPEN PROJECTION (CANOPY) 0 FEET FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 10 FEET.
  - 11) ELECTION DISTRICT: 15
  - 12) COUNCILMANIC DISTRICT: 6
  - 13) CENSUS TRACT: 4502
  - 14) WATERSHED: 36
  - 15) SUBWATERSHED: 4503
  - 16) DEDD REFERENCE: 4/064
  - 17) PROPERTY ACCOUNT NO.: 15-04-502620  
15-04-501800  
15-03-473680  
15-04-501640
  - 18) LOTS: 4, 5, 6, 7 & 8, BLOCK: "E" BACK RIVER HIGHLANDS, PLAT BOOK: 4-64 & 68
  - 19) HEIGHT OF BUILDINGS: 1ST FLOOR FUNERAL HOME, 2ND FLOOR SINGLE FAMILY RESIDENCE
  - 20) MASS TRANSIT ADJUSTMENT: N/A
  - 21) AMENITY OPEN SPACE: N/A
  - 22) OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ADJACENT RESIDENCES
  - 23) SIGNS: ALL SIGNS WILL BE IN CONFORMANCE WITH SECTION 413 BCER. THERE IS NO FREE STANDING POLE SIGN.
  - 24) PREVIOUS COMMERCIAL PERMIT: C 1414-93
  - 25) ZONING HEARINGS:  
A) PARCEL 1: 5291- APPROVAL GRANTED (SPECIAL EXCEPTION) TO ALLOW A FUNERAL HOME IN THE DR 5.5 ZONED PORTION OF THE SITE.  
B) PARCEL 1: 76-249 X - VARIANCE APPROVED TO PERMIT A 13' SIDE STREET SETBACK (ALONG TOWNSEND AVENUE) IN LIEU OF THE REQUIRED 35'.  
C) PARCEL 2: R-82-198 SPH - APPROVAL FOR THE PARKING LOT IN THE RO ZONED PORTION OF THE SITE BY DOCUMENTED SITE PLAN.



TRAFFIC PATTERNS FOR  
FUNERAL PROCESSIONS



ZONING MAP  
SCALE: 1"=200'

APPLICANT:  
CONNELLY FUNERAL HOME  
300 MACE AVENUE  
ESSEX, MD 21221

PLAT TO ACCOMPANY SPECIAL HEARING  
AND VARIANCE APPLICATION  
300 MACE AVENUE  
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B 7  
BALTIMORE, MD 21201  
(410) 554-8931

DATE: 11.5.93  
JOB NO: 12-145  
SCALE: 1"=200'







lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall reduce the size of the proposed garage to a dimension of 46 feet deep by 36 feet wide in order to provide a wider buffer area to accommodate landscaping. As such, the Petitioners shall submit to this office within sixty (60) days of the date of this Order, and prior to the issuance of any permits, a revised site plan incorporating the modified relief granted.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Sections 1801.2.C.1a to permit side yard setbacks of 5 feet each in lieu of the required 20 feet and a rear yard setback of 5 feet in lieu of the required 30 feet for a non-residential, principal building (garage) in the D.R. zone, be and is hereby DISMISSED AS MOOT.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

- 9 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

March 8, 1993

(410) 887-4386

Mr. Gregory Connelly  
Mr. R. Terry Connelly  
300 Mace Avenue  
Essex, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
NW/Corner Mace Avenue and Townsend Road  
(300 Mace Avenue)  
15th Election District - 6th Councilmanic District  
Connelly Funeral Home - Petitioner  
Case No. 93-223-SPHA

Dear Messrs Connelly:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance, as modified, have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: William P. Monk  
222 Bosley Avenue, Suite B-7, Towson, Md. 21204-4300

People's Counsel

File



Petition for Special Hearing  
to the Zoning Commissioner of Baltimore County

for the property located at 300 Mace Avenue

which is presently zoned DR 5.5 & R0

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:

- 1) A special hearing to expand the special exception area (as approved for the funeral home) beyond that as originally granted per special exception Case # 5291 to include the adjoining property as approved per Case # R-82-198 SPH.
- 2) A special hearing to amend the approved plans per Case # R-82-198 SPH, 5291 & 76-249 X.
- 3) A special hearing for the overall plan to permit a garage as an accessory structure in the R0 zoned portion of the combined tracts.
- 4) A special hearing to confirm zoning compliance for the existing funeral home parking (location and number of spaces).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Legal Owner(s):  
Connelly Funeral Home  
(Type or Print Name)  
Signature  
Mr. Gregory Connelly  
(Type or Print Name)

Signature  
300 Mace Avenue 687-7100  
Address  
Essex MD 21221  
City State Zipcode  
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted  
William Monk, Inc.  
222 Bosley, Towson, MD 494-8931  
Address Phone No  
ESTIMATED LENGTH OF HEARING  
Unavailable for Hearing

ALL OTHER DATE 1/8/93  
REVIEWED BY: DATE 1/8/93

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]



Petition for Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 300 Mace Avenue

which is presently zoned DR 5.5 & R0

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections:

- 1) A variance from Section 409.8.B.2(b)(c) to permit a garage for the storage of vehicles related to the funeral home operation, OR in the alternative, if the garage is not considered as an accessory structure, a variance from Sections 1801.2.C.1(a) to permit a side yard setback of 5' in lieu of the required 20' and a rear yard setback of 5' in lieu of the required 30' for non-residential, principal buildings (garage) in DR zones.
- 2) A variance from Section 1801.2.C.1(a) & 301.1.A to permit an open projection (canopy) 0' feet from the front property line in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County; for the following reasons: (indicate hardship or practical difficulty to be specified at the hearing.)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode

Legal Owner(s):  
Connelly Funeral Home  
(Type or Print Name)  
Signature  
Mr. Gregory Connelly  
(Type or Print Name)

Signature  
300 Mace Avenue 687-7100  
Address  
Essex MD 21221  
City State Zipcode  
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted  
William Monk, Inc.  
222 Bosley Ave., Towson, MD 494-8931  
Address Phone No  
ESTIMATED LENGTH OF HEARING  
Unavailable for Hearing

ALL OTHER DATE 1/8/93  
REVIEWED BY: DATE 1/8/93

ORDER RECEIVED FOR FILING  
Date 3/8/93  
By [Signature]

93-223-SPHA

ZONING DESCRIPTION  
300 MACE AVENUE  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE WEST SIDE OF MACE AVENUE, 50 FEET WIDE, AND THE NORTH SIDE OF TOWNSEND ROAD, 50 FEET WIDE, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 26 DEGREES 00 MINUTES EAST, 240.00 FEET
- 2) NORTH 64 DEGREES 00 MINUTES WEST, 250.00 FEET
- 3) SOUTH 26 DEGREES 00 MINUTES WEST, 40.00 FEET
- 4) SOUTH 64 DEGREES 00 MINUTES EAST, 50.00 FEET
- 5) SOUTH 26 DEGREES 00 MINUTES WEST, 200.00 FEET
- 6) SOUTH 64 DEGREES 00 MINUTES EAST 200.00 FEET

TO THE POINT OF BEGINNING.

CONTAINING 1.15 ACRES OF LAND MORE OR LESS.



descript/connelly.zon

Certificate of Posting

93-223-SPHA

Date: 1/5/93

Date: 1/21/93

Post & Post: Special Hearing & Variance  
Petitioner: Connelly Funeral Home  
Location: NW/Cor. Mace Ave & Towson Rd.  
300 Mace Ave

Sign: Fully roadway on property of Petitioner.

*Walter R. Rucker*

Date of Post: 1/21/93

2-Signs

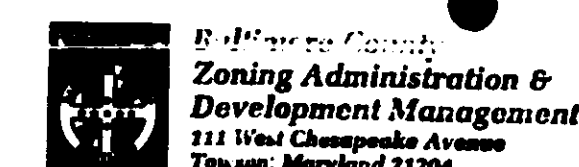
CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/21, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/21, 1993

THE JEFFERSONIAN,  
S. Zeke Orlan

Publisher



Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-4190

Number

1/08/93

H7300230

PUBLIC HEARING FEES  
020 - ZONING VARIANCE (OTHER) 1 X \$150.00  
040 - SPECIAL HEARING (OTHER) 1 X \$250.00

TOTAL: \$400.00

LAST NAME OF OWNER: CONNELLY

04A04N0030M1CHRC \$500.00  
R0 C001:41PM01-08-93

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-4190

Number

2/08/93

H7300239

PUBLIC HEARING FEES  
080 POSTING SIGNS / ADVERTISING 1 X \$45.05

TOTAL: \$45.05

LAST NAME OF OWNER: CONNELLY

04A04N0154M1CHRC \$95.05  
R0 C001:57PM02-08-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 2-2-93

Connelly Funeral Home  
300 Mace Avenue  
Essex, Maryland 21221

RE: CASE NUMBER: 93-223-SPHA (11m 230)  
MACE Avenue and Townsend Road  
300 Mace Avenue  
15th Election District - 6th Councilmanic  
Petitioner(s): Connelly Funeral Home  
HEARING: TUESDAY, FEBRUARY 9, 1993 at 10:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 95.05 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

*Carl J. J...*

ARNOLD JANIN  
DIRECTOR

Printed on Recycled Paper





JAN 13 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-223-SPHA (Item 230)

300 Mace Avenue and Townsend Road

300 Mace Avenue

15th Election District - 6th Councilmember

Petitioner(s): Connelly Funeral Home

HEARING: TUESDAY, FEBRUARY 9, 1993 at 10:00 a.m. in Rm. 106, Office Building.

Special Hearing to expand the special exception area (as approved for the funeral home) beyond that as originally granted per special exception case #5291 to include the adjoining property as approved per case #8-82-198-SM; to amend the approved plans per case #8-82-198-SM, #5291, and #76-249-2; to permit a garage as an accessory structure in the R.O. zoned portion of the combined tracts; and to confirm zoning compliance for the existing funeral home parking (location and number of spaces).

THE VARIANCE TO PERMIT A GARAGE FOR THE STORAGE OF VEHICLES RELATED TO THE FUNERAL HOME OPERATION, OR IN THE ALTERNATIVE, if the garage is not considered as an accessory structure, to permit a side yard setback of 5 feet in lieu of the required 20 feet and a rear yard setback of 5 feet in lieu of the required 30 feet for non-residential, principal buildings (garage) in D.R. zones; and to permit an open projection (canopy) zero feet from the front property line in lieu of the required 30 feet.

*Carl Jablon*

Arnold Jablon  
Director

cc: Connelly Funeral Home  
William Monk, Inc.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



JANUARY 26, 1993

(410) 887-3353

Mr. Gregory Connelly  
300 Mace Avenue  
Essex, MD 21221

RE: Case No. 93-223-SPHA, Item No. 230  
Petitioner: Connelly Funeral Home  
Petition for Special Hearing and Variance

Dear Mr. Connelly:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



(410) 887-3353

111 West Chesapeake Avenue  
Towson, MD 21204

Your petition has been received and accepted for filing this 8th day of January 1993.

*Carl Jablon*

ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*

Chairman,  
Zoning Plans Advisory Committee

Petitioner: Connelly Funeral Home  
Petitioner's Attorney:

93-223-SPHA

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 25, 1993  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RE: Zoning Advisory Committee Meeting  
for January 25, 1993  
Item No. 230

The Developers Engineering Division has reviewed the subject zoning item. A modification of Landscape Manual requirements will be necessary for the garage because the Manual requires a 10-foot wide landscape buffer between the garage and any adjacent residences.

RWB:DAK:s

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

1-13-93

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: +230 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 865-5451 D.C. Metro - 1-800-482-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717



JANUARY 13, 1993

(410) 887-4500

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CONNELLY FUNERAL HOME  
Location: #300 MACE AVENUE

Item No.: +230 (JLL) Zoning Agenda: JANUARY 19, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl Jablon* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

DATE: January 27, 1993

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

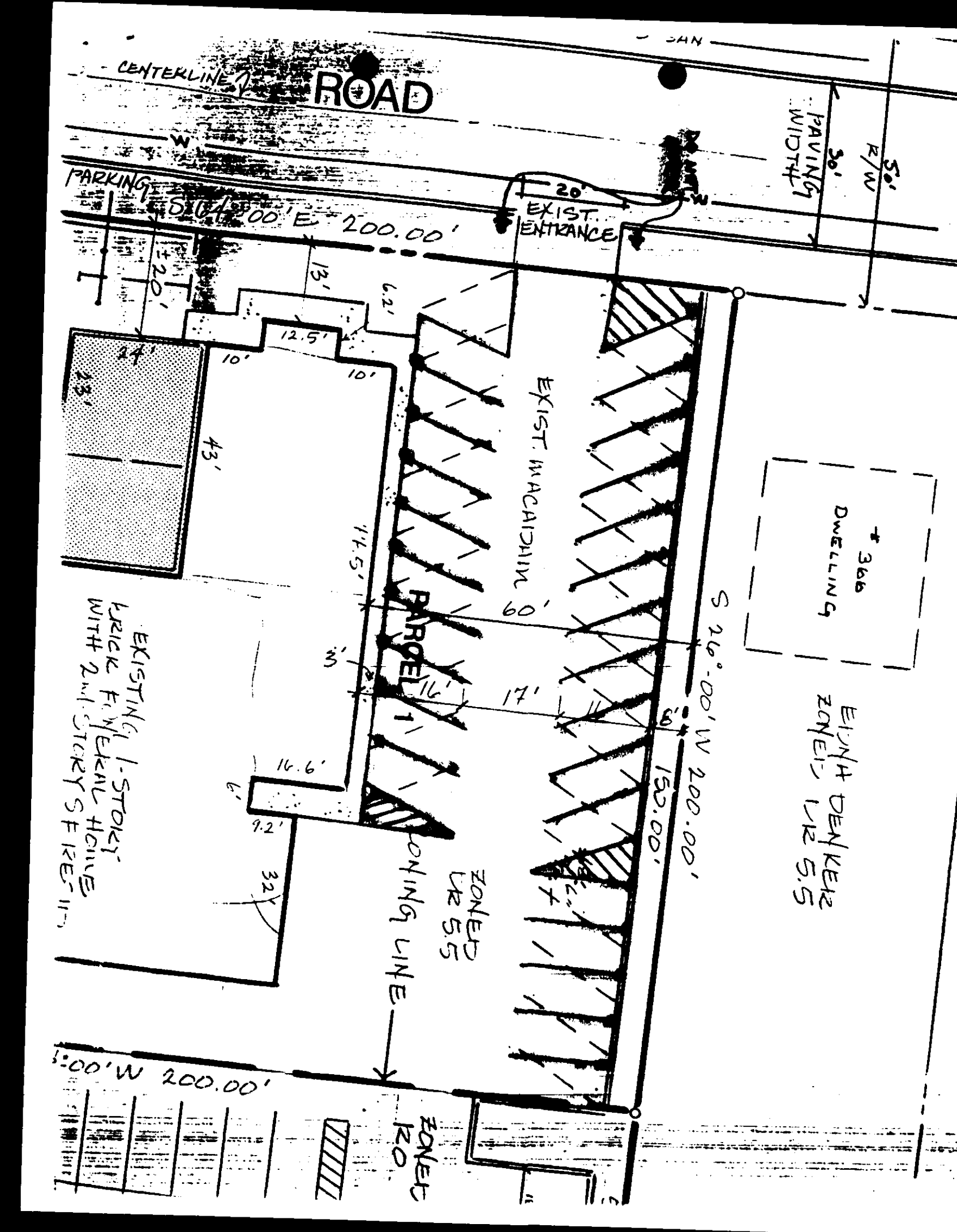
Z.A.C. MEETING DATE: January 18, 1993

ITEM NUMBER: 230

- The angled spaces must be realigned to provide a one-way drive aisle exiting the site, and "DO NOT ENTER" signs must be placed at the exit.
- Wheel stops must be placed on the two spaces next to the proposed garage.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/WKL/lvd





93-223-SPHA  
1/17/93

Department of Environmental Protection & Resource Management  
Development Review Committee  
Authorized signature: *R. Connelly* Date: *2-1-93*

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph K. And Alva A. Pokorny	216		1-04-93
DEPRM RP STP			<i>Written comments</i>
COUNT 1			
Worthington Place L.P.	219		1-11-93
DEPRM RP STP			<i>No Comments</i>
John F. Moore	223		<i>Written comments</i>
DEPRM RP STP			
COUNT 2			
Zigmas J. And Ona E. Bucevicius	224		1-19-93
DED DEPRM RP STP TE			<i>NO COMMENTS</i>
Ronald D. And Norma J. Jewell	225		<i>NO COMMENTS</i>
DED DEPRM RP STP TE			
Steven P. and Deborah J. Benson	226		<i>NO COMMENTS</i>
DED DEPRM RP STP TE			
Deereco Limited Partnership	227		<i>NO COMMENTS</i>
DED DEPRM RP STP TE			
James R. and Cecile Myrick	228		<i>IN PROCESS</i>
DED DEPRM RP STP TE			
Goucher Woods Development, Inc.	229		<i>NO COMMENTS</i>
DED DEPRM RP STP TE			
Connelly Funeral Home	230		<i>NO COMMENTS</i>
DED DEPRM RP STP TE			
Orville M. Jones	231		<i>WRITTEN COMMENTS</i>
DED DEPRM RP STP TE			

93-223-SPHA  
1/17/93

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

DATE: January 26, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Connelly Funeral Home

INFORMATION:  
Item Number: 230

Petitioner: Connelly Funeral Home

Property Size: Parcel 1 - 0.7 acres, Parcel 2 - 0.5 acres

Zoning: DR 5.5, RO

Requested Action: Special Hearing, Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting a variance to permit a garage for the storage of vehicles or if the garage is not considered as an accessory structure, a variance to permit a side yard setback of 5' in lieu of the required 20' and a rear yard setback of 5' in lieu of the required 30' for non-residential, principal buildings in DR zones. Also, a variance to permit an open projection, 0' feet from the front property line in lieu of 39'. The petitioner is also requesting a special hearing to expand the special exception area and amend previously approved plans.

The Office of Planning and Zoning recommends **APPROVAL** of the petitioner's request and recommends that the following conditions be included as part of the Zoning Commissioner's order:

- The garage, the addition to the existing building and the canopy should all be architecturally compatible with the existing buildings. The proposed buildings should have brick exteriors and pitched roofs and the canopy should blend in with existing building.
- The proposed addition adjacent to Townsend Road will eliminate a small attractive landscaped area. Replacement landscaping should be required along Townsend Road.
- Prior to approval of building permits a landscape plan and elevation drawings showing the proposed buildings, with building materials to be used, should be submitted for approval to the Deputy Director of Planning.

Prepared by: *Francis Morley*

Division Chief: *Cathy Kern*

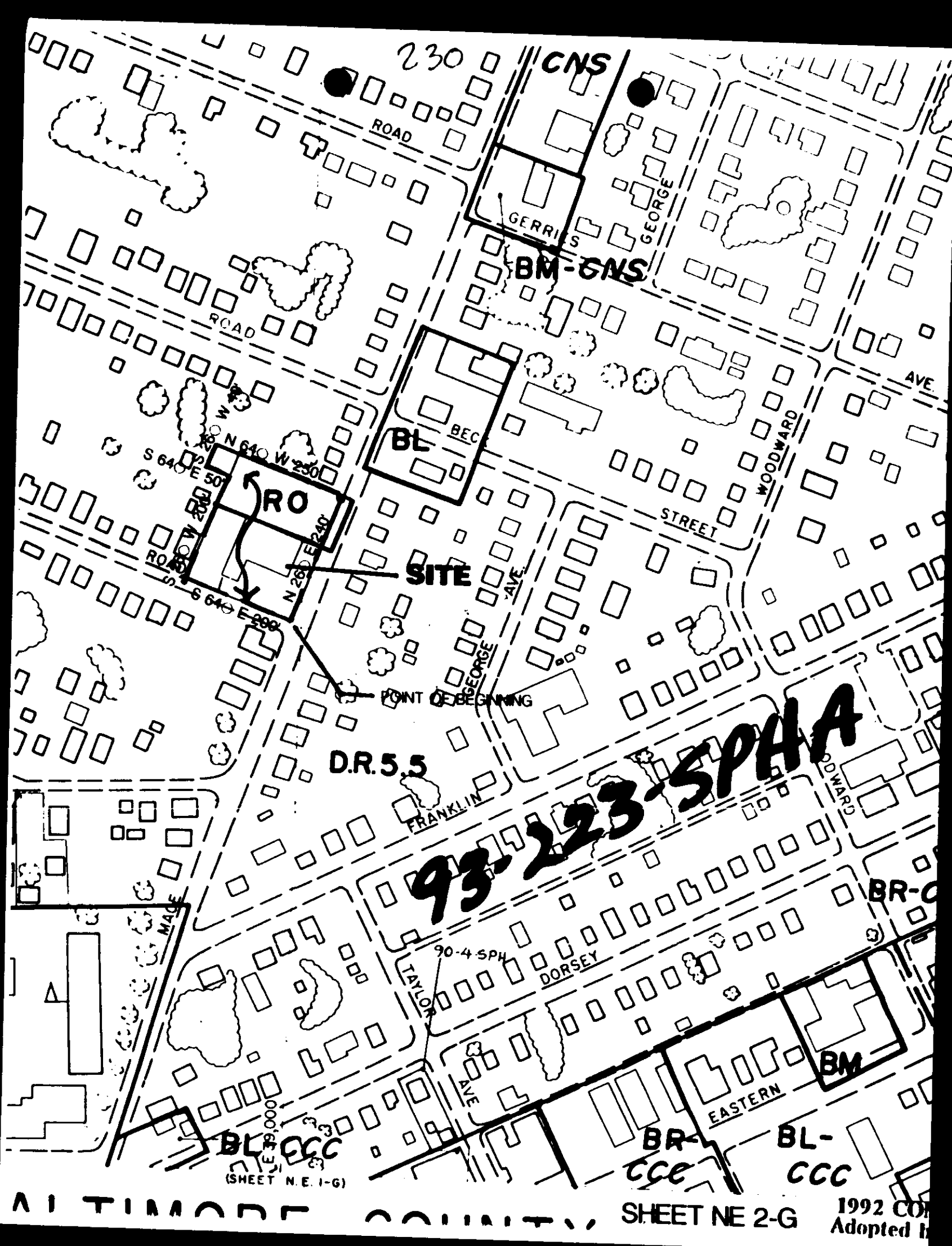
PK/FM:rdn

230, ZAC/ZAC1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Bill Monk</i>	<i>222 Bosley Ave Towson, MD 21204</i>
<i>Keith Link</i>	<i>300 Main Ave 300 Main Ave</i>
<i>R. Connelly</i>	
<i>Connelly Funeral Home</i>	



*Micro of case 5291*

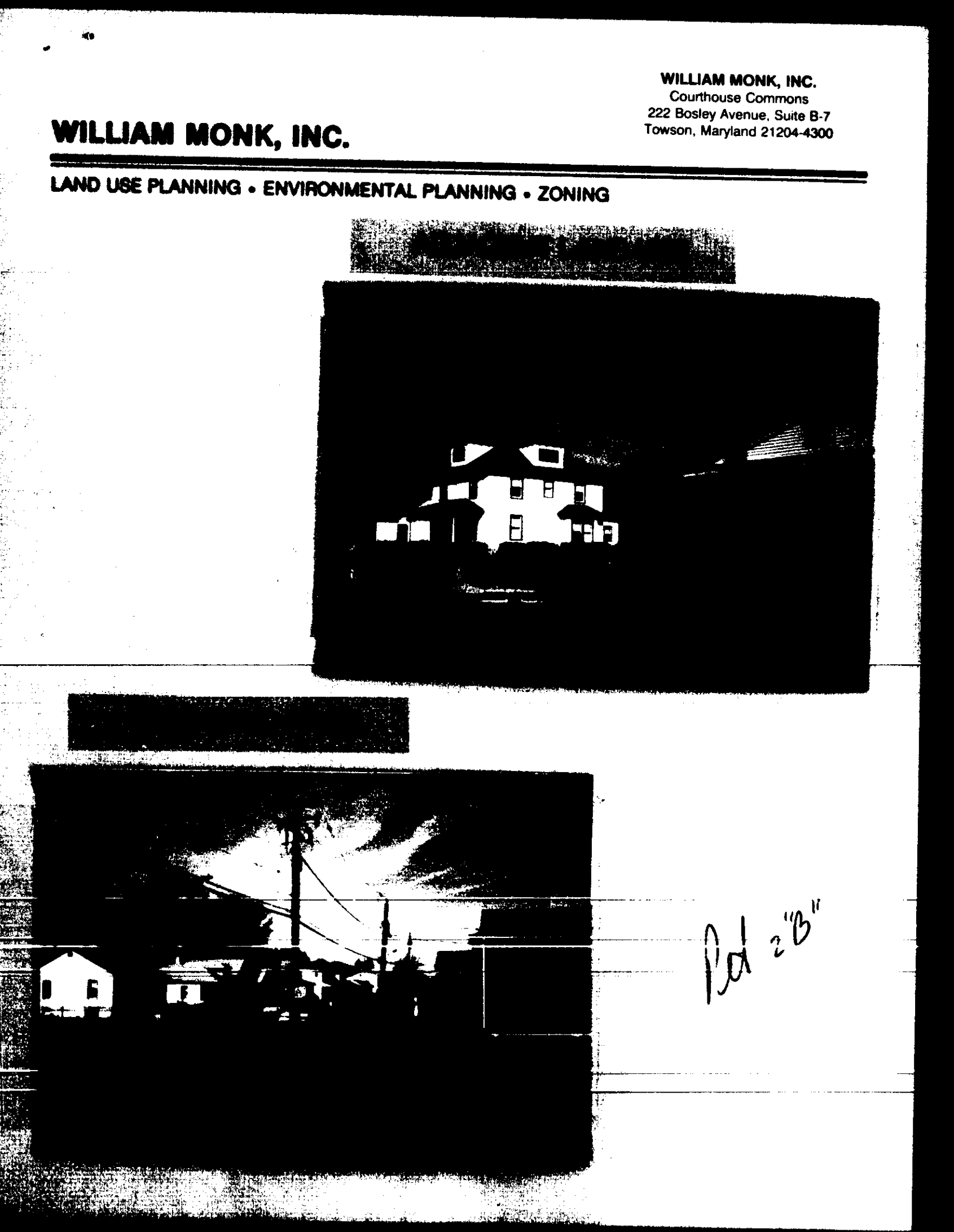
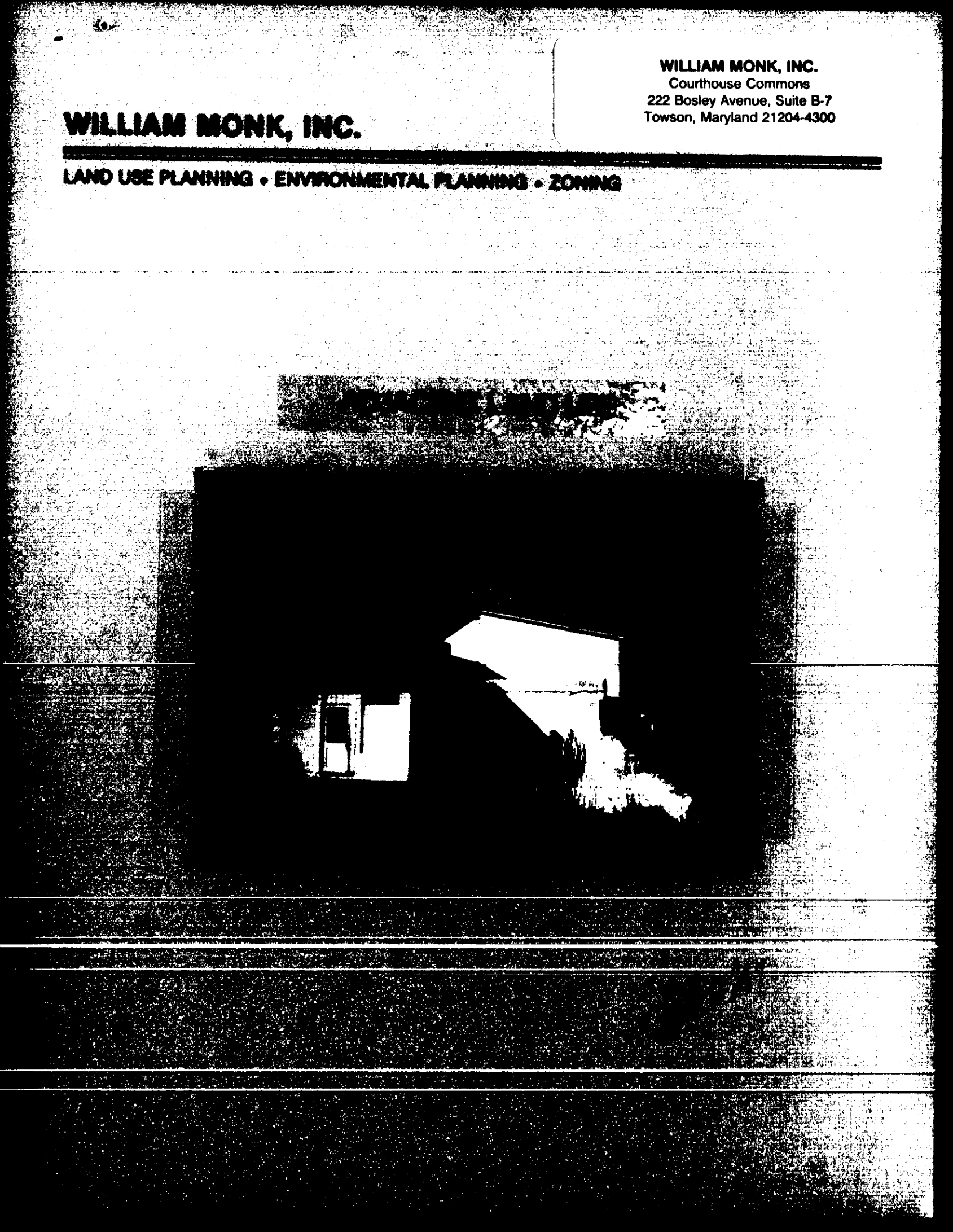
*Part of file*

*93-223-SPHA*

*Micro of case 76-249-A*

*Part of file*

*93-223-SPHA*





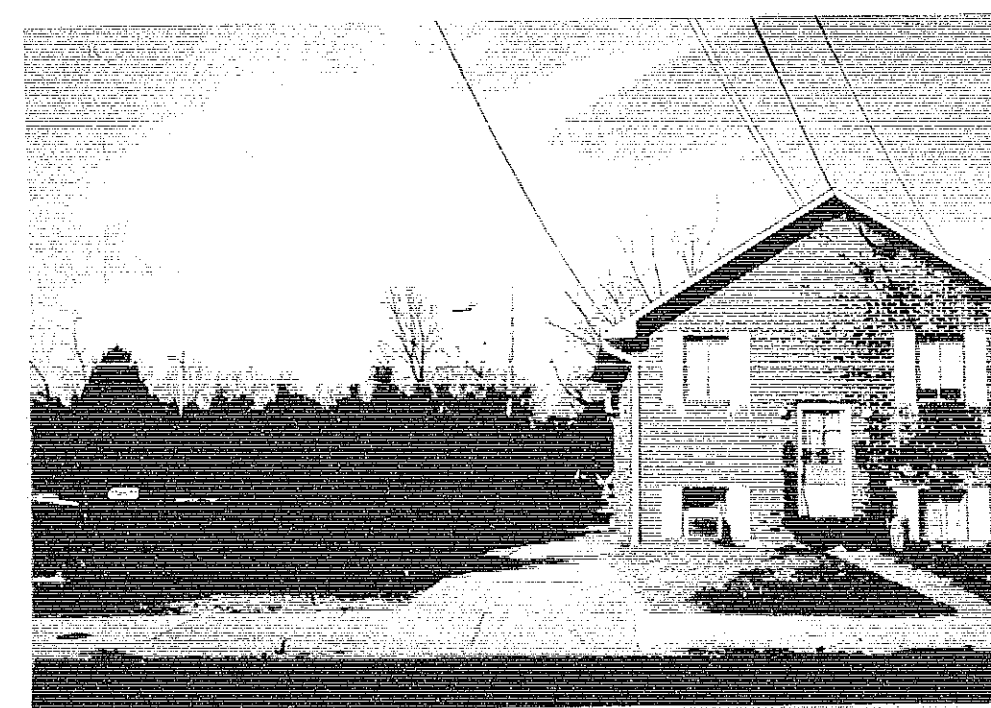
**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300



ADJACENT LAND USE : NORTH SIDE



*Pot 2C*

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

ADJACENT LAND USE



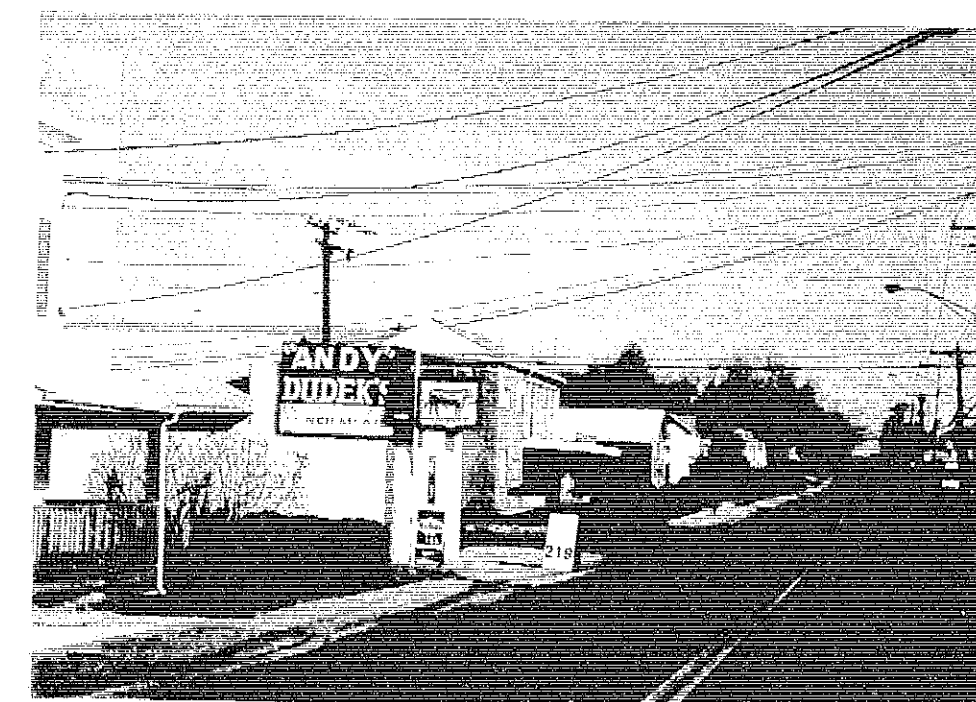
*Pot 2D*

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

MACE AVENUE



VIEW NORTH

*Pot 2E*

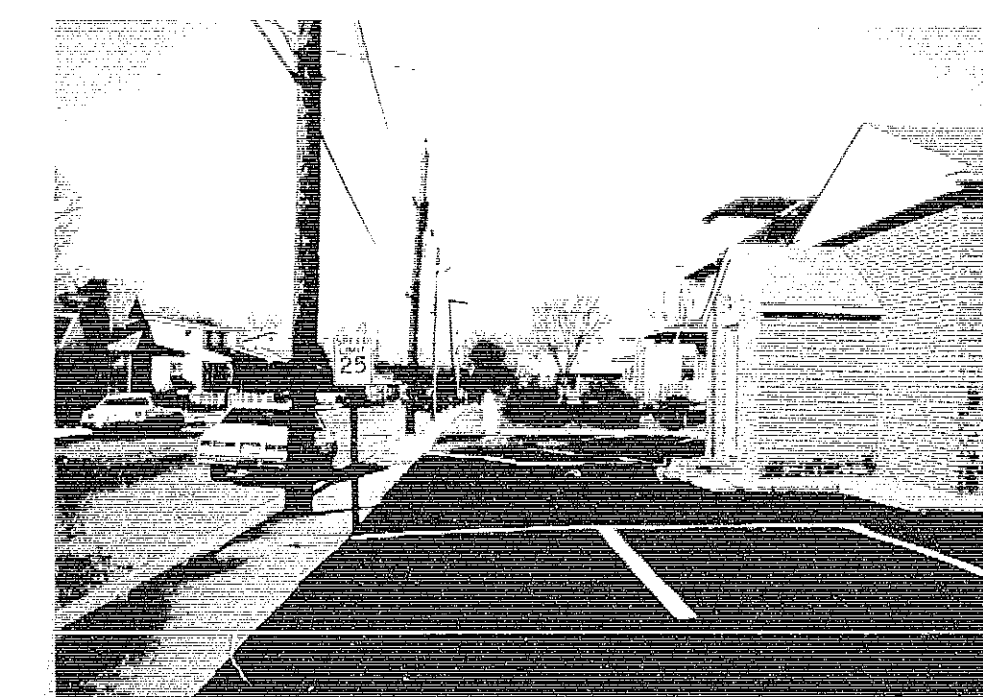
VIEW SOUTH



**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300



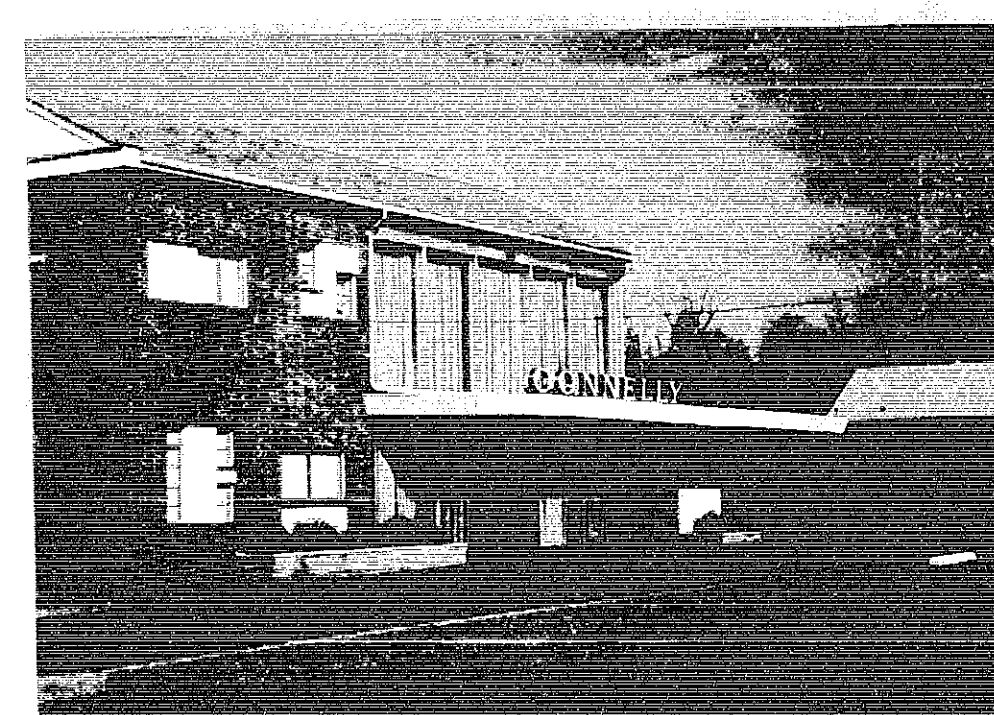
VEHICULAR ACCESS LANE

*Pot 2F*

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300



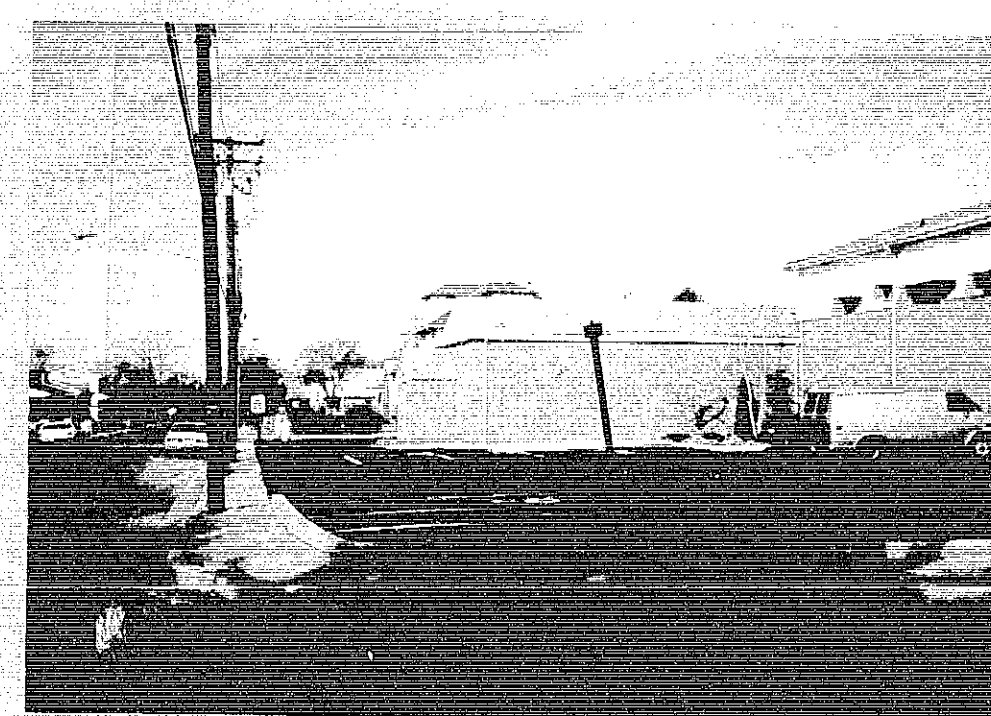
CONNELLY FUNERAL HOME  
300 MACE AVENUE

*Pot 2G*

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300



AREA FOR PROPOSED 1 STORY ADDITION

*Pot 2H*

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

EXISTING PARKING



LOT TO NORTH  
(ZONED RO)



LOT TO REAR OF  
EXISTING BUILDING

*Pot 2I*

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300



EXISTING LANDSCAPING/SCREENING TO REAR  
OF FUNERAL HOME

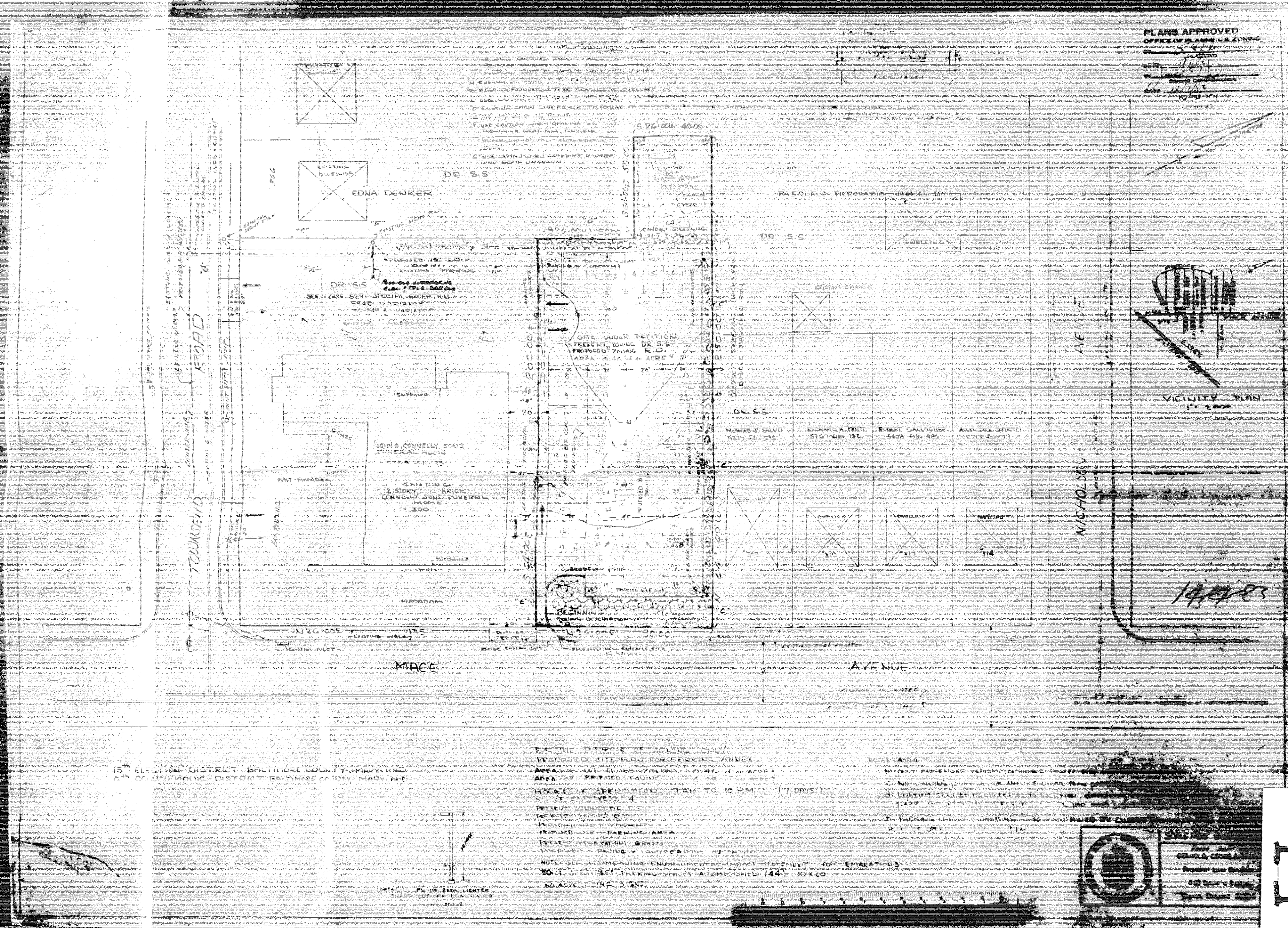


*Pot 2J*









CONNELLY FUNERAL HOME  
OF ESSEX  
300 Mace Avenue • Baltimore, Maryland 21221 • 410-687-7100 • FAX 686-5592

To whom it may concern:

I, Ms. Treadway of 364 Townsend Road

have seen the proposal for the construction of a garage by the Connelly Funeral Home of Essex. Mr. Connelly has met with me and explained the details of the site. He has also given me a copy of the site plan. I do not have any objections to this new construction.

Thank You,

*Mrs. T. A. Treadway*  
Dec 4/92

CONNELLY FUNERAL HOME  
OF ESSEX  
300 Mace Avenue • Baltimore, Maryland 21221 • 410-687-7100 • FAX 686-5592

To whom it may concern:

I, Edna Denker of 364 Townsend Road

have seen the proposal for the construction of a garage by the Connelly Funeral Home of Essex. Mr. Connelly has met with me and explained the details of the site. He has also given me a copy of the site plan. I do not have any objections to this new construction.

Thank You,

*Edna Denker*  
12/4/92

*Let  
go  
of  
it.*

CONNELLY FUNERAL HOME  
OF ESSEX  
300 Mace Avenue • Baltimore, Maryland 21221 • 410-687-7100 • FAX 686-5592

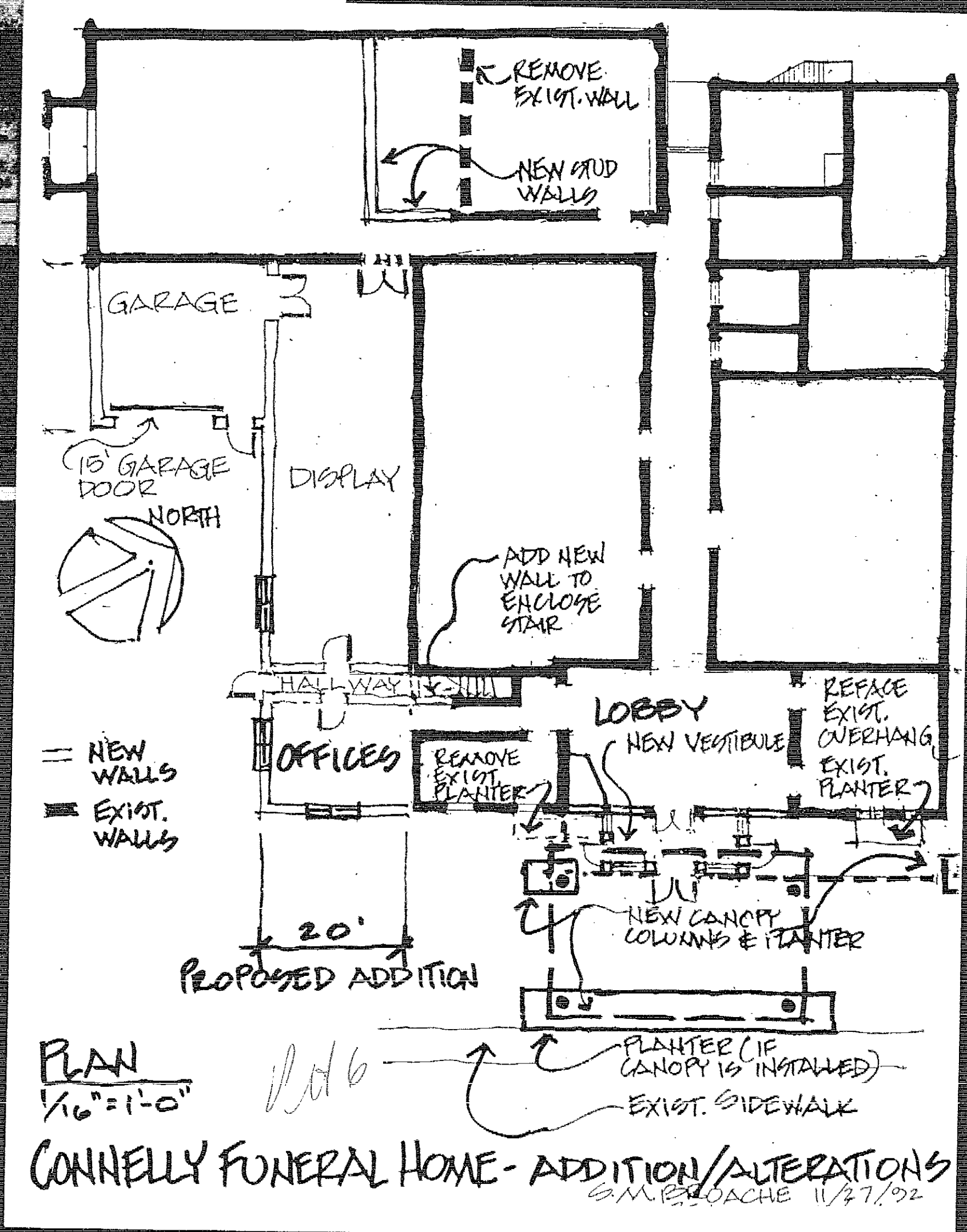
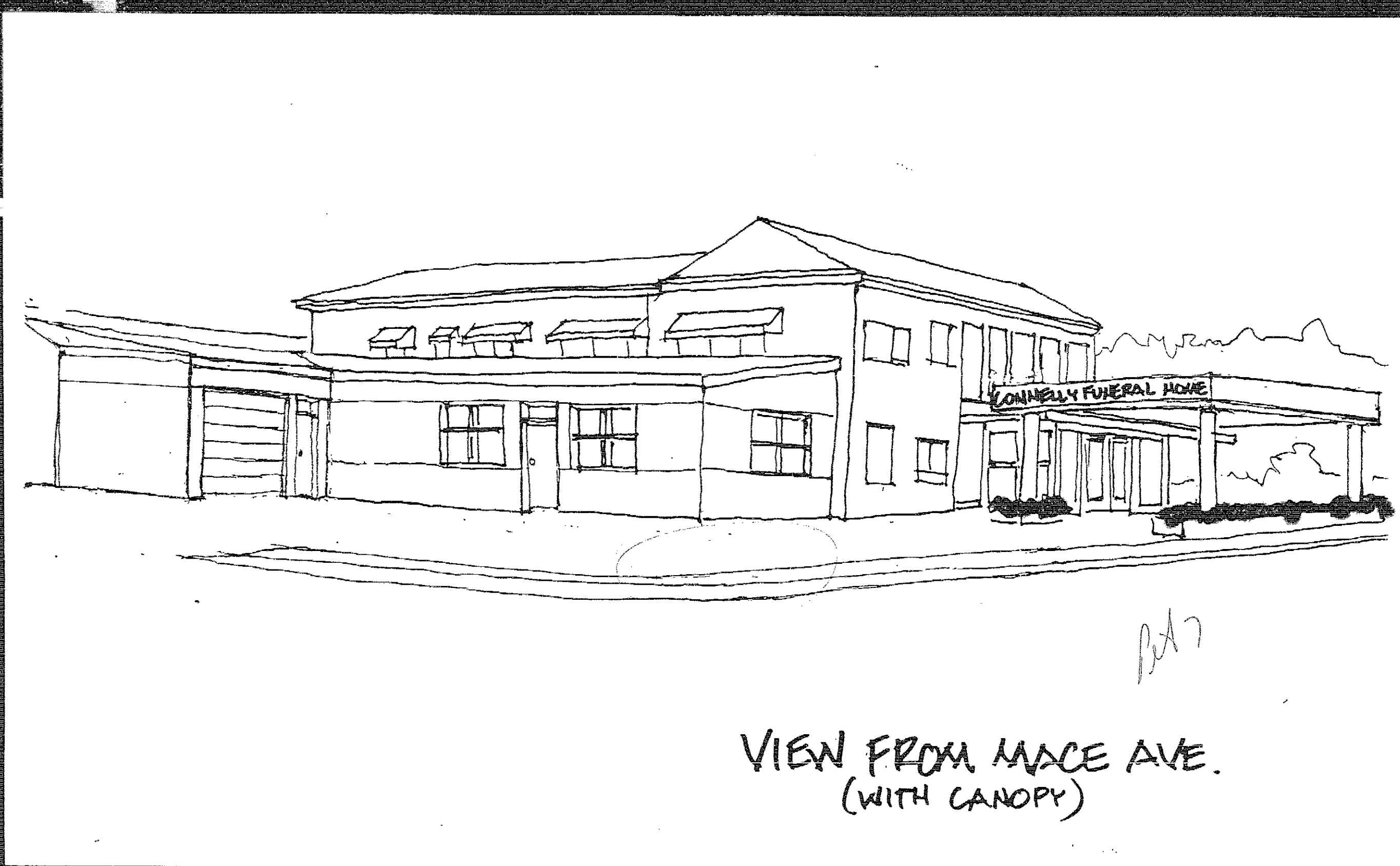
To whom it may concern:

I, Basquale Pierozzi of 373 Nicholson Road

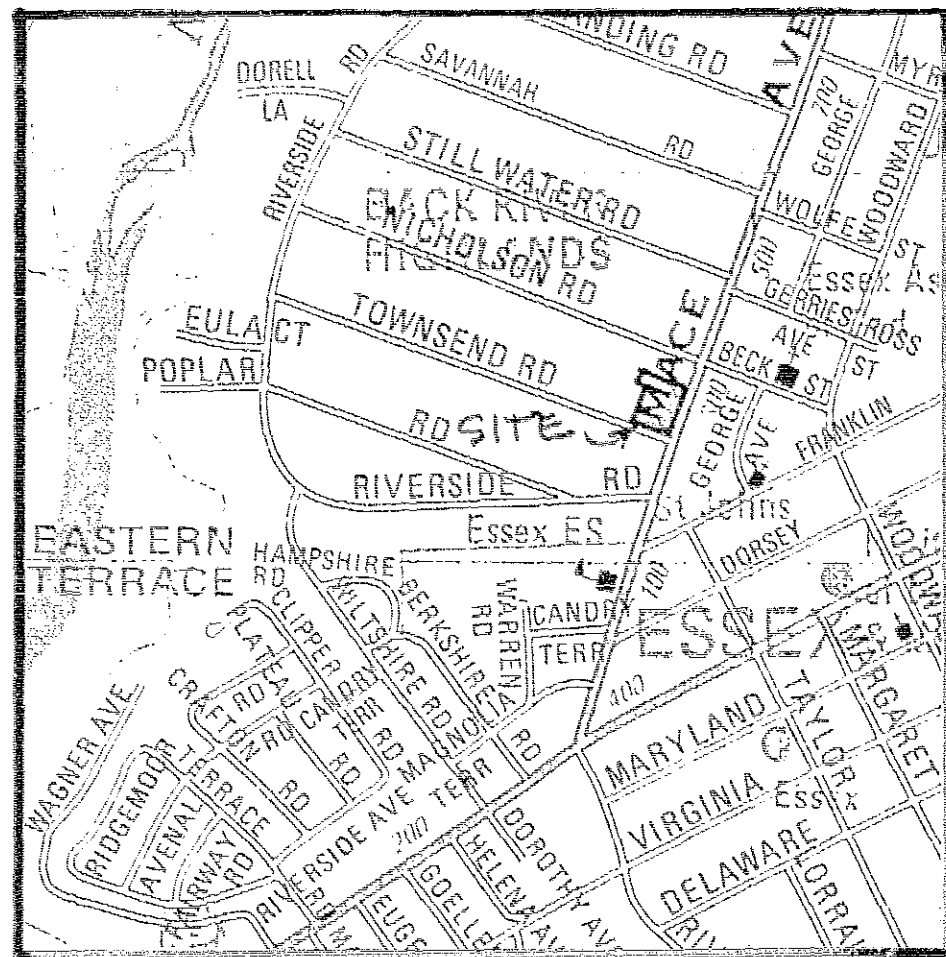
have seen the proposal for the construction of a garage by the Connelly Funeral Home of Essex. Mr. Connelly has met with me and explained the details of the site. He has also given me a copy of the site plan. I do not have any objections to this new construction.

Thank You,

*Basquale Pierozzi*







VICINITY MAP  
SCALE 1"=1000'

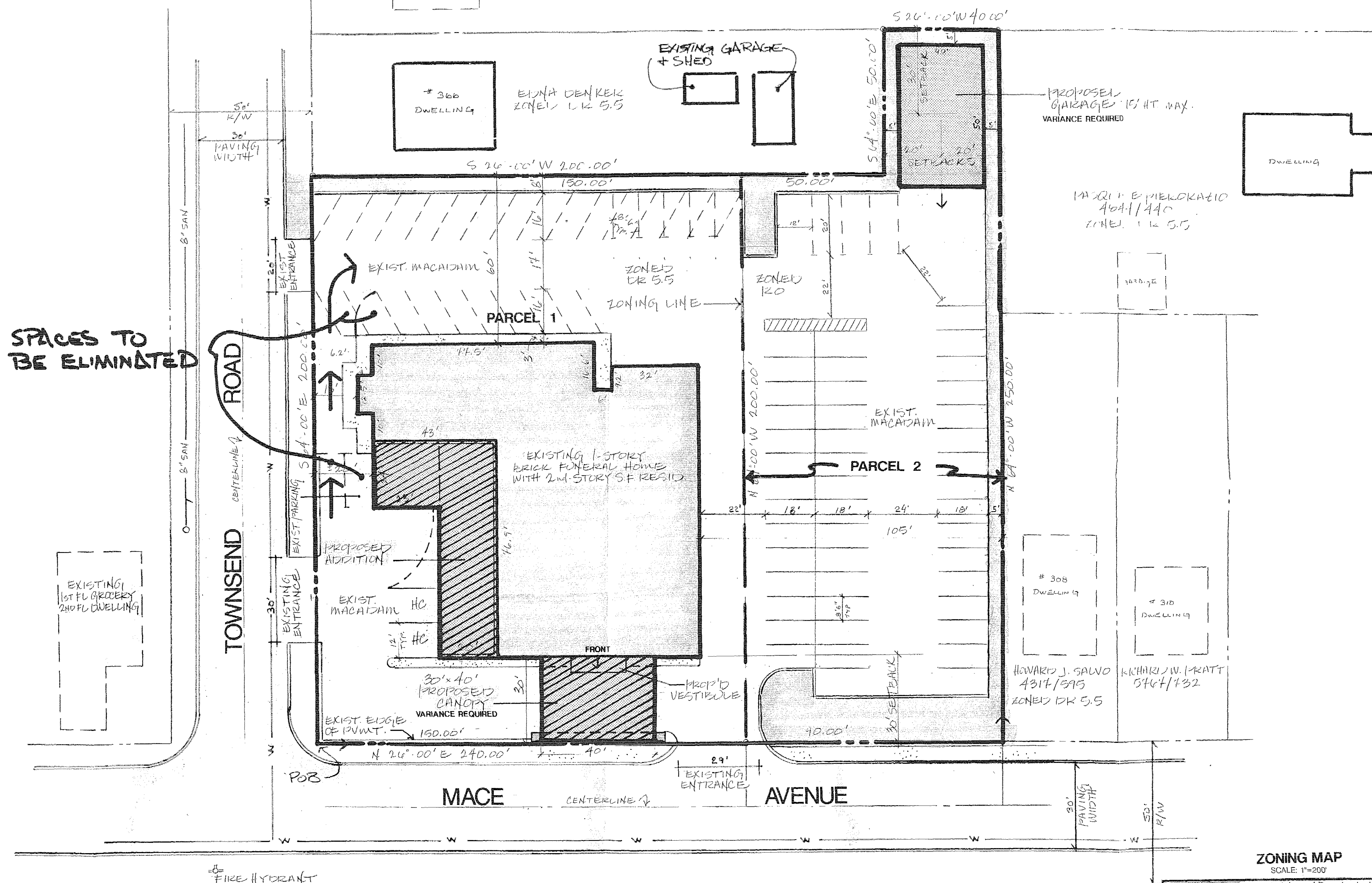
NOTES:

- 1) ZONING:  
EXISTING - DR 5.5 (PARCEL 1) & RO (PARCEL 2)  
PROPOSED - NO CHANGE
- 2) LOT AREA:  
FUNERAL HOME (AREA ZONED DR 5.5) = 30,000 SQ. FT. +/-  
PARKING LOT (AREA ZONED RO) = 20,027 SQ. FT. +/-  
TOTAL = 50,027 SQ. FT. +/-
- 3) EXISTING USE: FUNERAL HOME AND PARKING LOT
- 4) PROPOSED USE: NO CHANGE
- 5) BUILDING SETBACKS:  
FRONT - 30' 0" (NEW CANOPY - VARIANCE REQUIRED)  
INTERIOR SIDE - 30' 105'  
REAR - 30' 60'  
STREET CORNER SIDE - 35' 11' (VARIANCE APPROVED CASE # 76-249X)
- 6) BUILDING AREA:  
EXISTING - 9,032 SQ. FT.  
PROPOSED ADDITION - 2,090 SQ. FT.  
TOTAL - 11,122 SQ. FT.
- 7) PARKING:  
REQUIRED - 21 SPACES: BASED UPON THE PROPOSED BUILDING EXPANSION A SPECIAL HEARING TO CONFIRM ZONING COMPLIANCE FOR THE EXISTING FUNERAL HOME PARKING (LOCATION AND NUMBER OF SPACES) IS PART OF THIS APPLICATION.  
10 PER 1000 SQ. FT. OF FLOOR SPACE AVAILABLE FOR USE BY THE PUBLIC, PLUS 1 PER 2 EMPLOYEES, PLUS 1 PER EACH VEHICLE USED IN CONNECTION WITH THE BUSINESS.  
ADDITION = 1540 SQ. FT. @ 10 PER 1000 = 16  
4 EMPLOYEES @ 1 PER 2 EMPLOYEES = 2  
3 VEHICLES = 3  
TOTAL = 21  
PROVIDED - 21 SPACES
- 8) UTILITIES:  
SEWER - PUBLIC  
WATER - PUBLIC
- 9) SPECIAL HEARING:  
A) A SPECIAL HEARING TO EXPAND THE SPECIAL EXCEPTION AREA (AS APPROVED FOR THE FUNERAL HOME) BEYOND THAT AS ORIGINALLY GRANTED PER SPECIAL EXCEPTION CASE # 5291 TO INCLUDE THE ADJOINING PROPERTY AS APPROVED PER CASE # R-82-198 SHN.  
B) A SPECIAL HEARING TO AMEND THE APPROVED PLANS PER CASE # R-82-198 SHN, 5291 & 76-249 X.  
C) A SPECIAL HEARING FOR THE OVERALL PLAN TO PERMIT A GARAGE AS AN ACCESSORY STRUCTURE IN THE RO ZONED PORTION OF THE COMBINED TRACTS.
- 10) VARIANCE:  
A) A VARIANCE FROM SECTION 409.8.B.2 (b & c) TO PERMIT A GARAGE FOR THE STORAGE OF VEHICLES RELATED TO THE FUNERAL HOME OPERATION OR IN THE ALTERNATIVE, IF THE GARAGE IS NOT CONSIDERED AS AN ACCESSORY STRUCTURE, A VARIANCE FROM SECTIONS 1801.2.C.1.(a) TO PERMIT A SIDE YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 20' AND A REAR YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 10' FOR NON-RESIDENTIAL, PRINCIPAL BUILDINGS (GARAGE) IN DR ZONES.  
B) A VARIANCE FROM SECTION 1801.2.C.1. (a) & 301.1.A TO PERMIT AN OPEN PROJECTION (CANOPY) 0 FEET FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 30 FEET.
- 11) ELECTION DISTRICT: 15
- 12) COUNCILMANIC DISTRICT: 6
- 13) CENSUS TRACT: 4502
- 14) WARDENSHIP: 38
- 15) SUBWARDENSHIP: 4503
- 16) DEED REFERENCE: 47064
- 17) PROPERTY ACCOUNT NO.:  
15-04-502620  
15-04-501800  
15-03-473680  
15-04-501840
- 18) LOTS: 4, 5, 6, 7 & 8, BLOCK: "B" BACK RIVER HIGHLANDS, PLAT BOOK: 4-54 & 60
- 19) HEIGHT OF BUILDING: 1ST FLOOR FUNERAL HOME, 2ND FLOOR SINGLE FAMILY RESIDENCE
- 20) MASS TRANSIT ADJUSTMENT: N/A
- 21) AMENITY OPEN SPACE: N/A
- 22) OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ADJACENT RESIDENCES
- 23) SIGNS: ALL SIGNS WILL BE IN CONFORMANCE WITH SECTION 413 BCZR. THERE IS NO FREE STANDING POLE SIGN.
- 24) PREVIOUS COMMERCIAL PERMIT: C 1414-83
- 25) ZONING HEARINGS:  
A) PARCEL 1: 5291 - APPROVAL GRANTED (SPECIAL EXCEPTION) TO ALLOW A FUNERAL HOME IN THE DR 5.5 ZONED PORTION OF THE SITE.  
B) PARCEL 1: 76-249 X - VARIANCE APPROVED TO PERMIT A 13' SIDE STREET SETBACK (ALONG TOWNSEND AVENUE) IN LIEU OF THE REQUIRED 35'.  
C) PARCEL 2: R-82-198 SHN - APPROVAL FOR THE PARKING LOT IN THE RO ZONED PORTION OF THE SITE BY DOCUMENTED SITE PLAN.

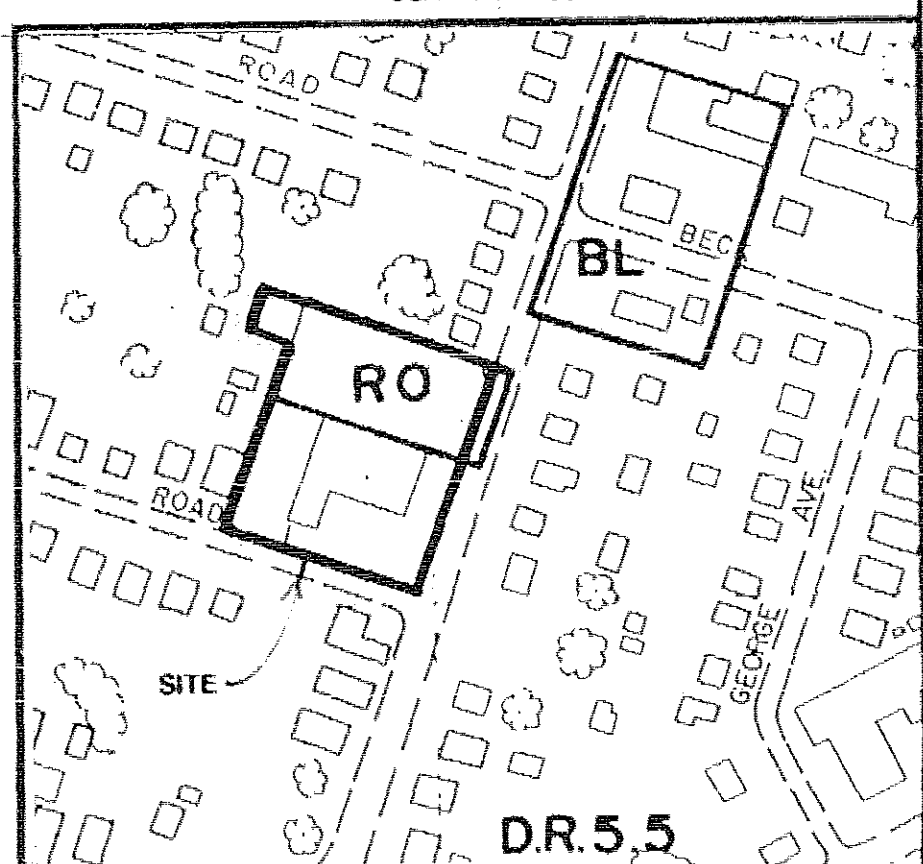
SPACES TO  
BE ELIMINATED

72 SPACES

EXISTING  
LOT #10  
2ND FLOOR DWELLING



ZONING MAP  
SCALE 1"=200'



PLAT TO ACCOMPANY SPECIAL HEARING  
AND VARIANCE APPLICATION

300 MACE AVENUE  
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTESY COMMUNITY SITE B-7  
TOWSON, MARYLAND 21204  
(410) 438-8931

APPLICANT:  
CONNELLY FUNERAL HOME  
300 MACE AVENUE  
ESSEX, MD 21221

DATE: 1/5/93  
JOB NO: 12-45  
SCALE: 1"=200'